

Retail Property For Lease



BUSY HARLEM AVENUE RETAIL SPACE

4453 N HARLEM, NORRIDGE, IL 60706

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OFFERING SUMMARY

Available SF: 9,323 SF

Lease Rate: \$16.00 SF/yr (NNN)

Lot Size: 0.59 Acres

Building Size: 12,543 SF

PROPERTY HIGHLIGHTS

- 12,543 SF multi-tenant retail building
- 9,323 SF endcap space available, divisible to 3,000 SF
- Excellent parking space for customers and employees
- Monument signage available
- TI funds available based on tenant strength
- Corner of Harlem & Sunnyside Avenues - 35,500 vehicles per day
- Serving both Norridge & Harwood Heights

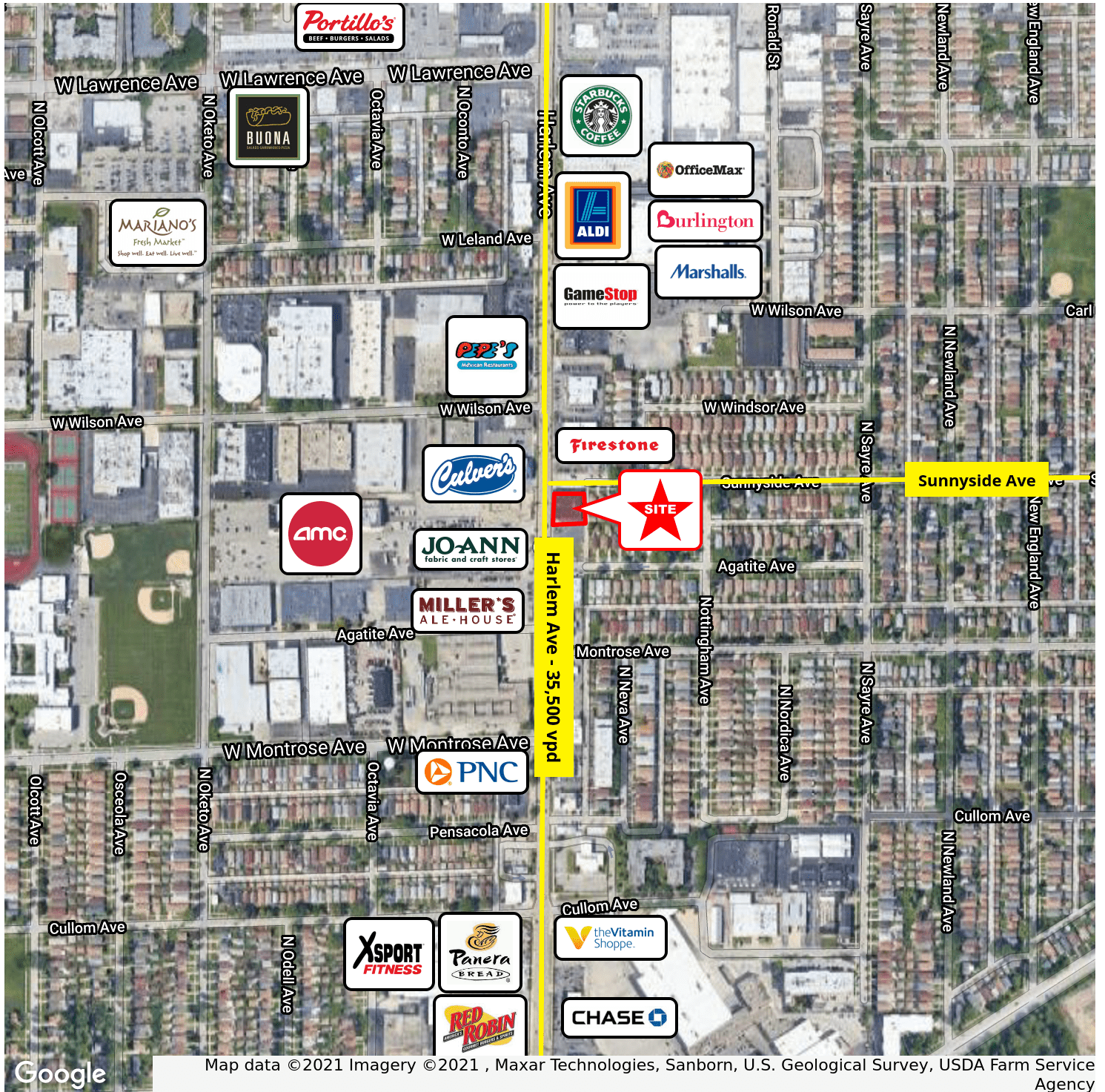
LOCATION OVERVIEW

Located on busy Harlem Avenue. Close to national retailers: AMC, JoAnn Fabric, Denny's, Burlington Coat Factory, and Marshall's

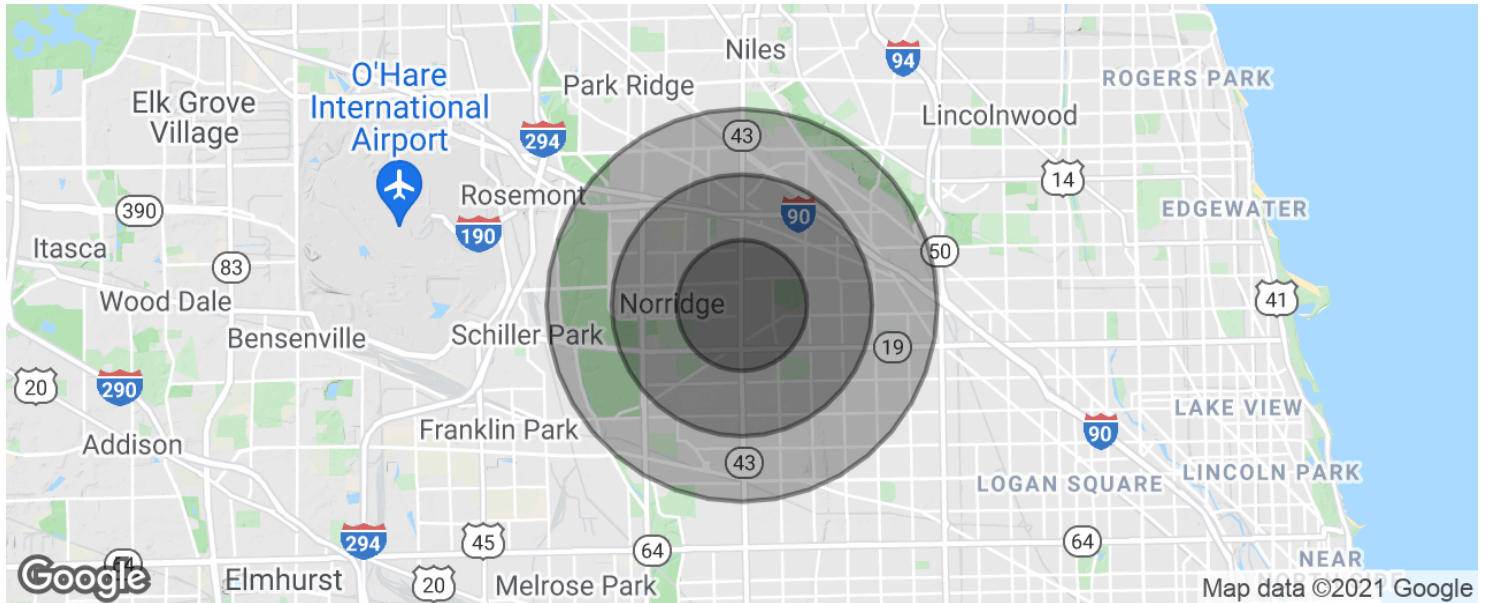
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	26,090	120,183	277,478
Median age	44.3	42.5	40.5
Median age (Male)	41.6	39.9	38.0
Median age (Female)	47.3	44.9	42.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	10,265	45,138	104,581
# of persons per HH	2.5	2.7	2.7
Average HH income	\$65,521	\$69,964	\$69,592
Average house value	\$318,843	\$336,470	\$339,618

* Demographic data derived from 2010 US Census